

HISTORIC AND DESIGN REVIEW COMMISSION

February 05, 2020

HDRC CASE NO: 2020-017
ADDRESS: 403 N HACKBERRY ST
LEGAL DESCRIPTION: NCB 576 (929 E CROCKETT), BLOCK 15B LOT 14
ZONING: R-3, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Mario Crosswell
OWNER: CCP PREMIER INVESTMENTS LLC
TYPE OF WORK: Installation of front/side yard fencing
APPLICATION RECEIVED: January 09, 2020
60-DAY REVIEW: March 08, 2020
CASE MANAGER: Huy Pham

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a front side yard fence with a setback pedestrian gate.

APPLICABLE CITATIONS:

5.Guidelines for Site Elements

B.NEW FENCES AND WALLS

- i.*Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii.*Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii.*Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- iv.*Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
- v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

C.PRIVACY FENCES AND WALLS

- i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
- ii. *Location* – Do not use privacy fences in front yards.

FINDINGS:

- a. The primary structure at 403 N Hackberry began construction in 2017, and was completed by 2019. The two-story single-family structure features architectural details that are influenced by the Craftsman and Minimal Traditional styles of historic structures within the Dignowity Hill Historic District, namely the primary gable form flanked by shed roof porches and carports. The structure features an atypical configuration of a front wraparound porch leading to a side porch.
- b. **COMPLIANCE** – On a site visit on April 30, 2019, staff found that solid wood front and rear fences were installed at 403 and 407 N Hackberry prior to approval. The applicant/owner has complied by removing most of the front yard fence portions of both properties while requesting approval to maintain the side yard fence at 5 feet tall on the property at 403 N Hackberry at the next available Historic and Design Review Commission hearing.

- c. FENCE DESIGN – The applicant has proposed to install a 5 foot tall solid wood privacy fence to enclose the side porch which is connected to the front porch. Per the Guidelines for Site Elements 5.B.i., new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character; design of fence should respond to the design and materials of the house or main structure. Per the Guidelines for Site Elements 5.C.i., privacy fences should be set back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence. Staff finds that privacy fences of that style and height are not found in the front yard nor bisecting wraparound porches and should be avoided.
- d. FENCE LOCATION – The applicant has proposed to install a 5 foot tall solid wood privacy fence perpendicular to the front façade plane to enclose the side porch which is connected to the front porch. Per the Guidelines for Site Elements 5.B.ii., applicants should avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard; the appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district; new front yard fences or wall should not be introduced within historic districts that have not historically had them. Side and rear fences set behind the front façade plane are found throughout the historic district. However, staff finds that privacy fences of that style and height are not found in front yards nor bisecting wraparound porches and should be avoided.
- e. FENCE HEIGHT –The applicant has proposed to install a 5 foot tall solid wood privacy fence perpendicular to the front façade plane to enclose the side porch which is connected to the front porch. Per the Guidelines for Site Elements 5.B.iii., applicants limit the height of new fences and walls within the front yard to a maximum of four feet. Solid fences, if approved, are allowed 3 feet in the front yard and 6 feet in the rear yard. Staff finds the rear yard for this property is defined by the second front-facing façade plane because of the wraparound front porch configuration. The solid privacy fence should be set to rear at its current height.
- f. DESIGN REVIEW COMMISSION – The request was referred to a Design Review Committee (DRC) meeting at the December 4, 2019 Historic and Design Review Commission (HDRC) hearing. The applicant met with the DRC on January 7, 2020 to consider alternative configurations to the side porch and fence conditions. The committee member suggested to set the pedestrian gate back from the front column to break up the continuous fence plane, which includes also includes setting the portion of the fence on the neighboring property at 407 N Hackberry to the rear of the driveway. The applicant committed to submitting a site plan that reflects the suggested solution.

RECOMMENDATION:

Staff does not recommend approval of fence as installed based on finding b through e. A solid privacy fence may be approved administrative if it is set in the rear yard, which for this property is defined by the second front-facing façade plane.

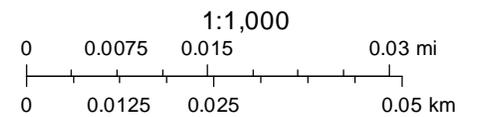
CASE COMMENT:

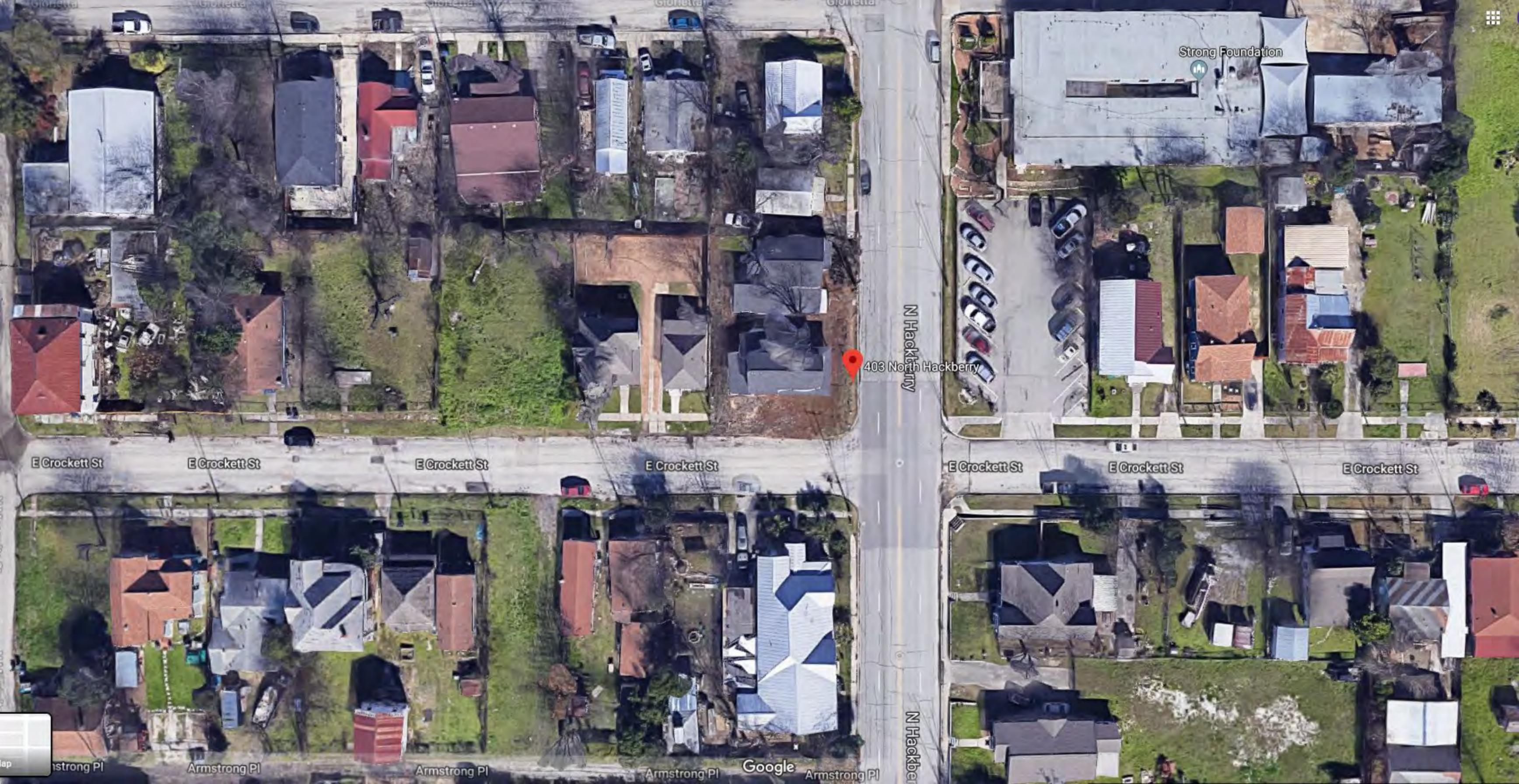
- a. On a site visit on April 30, 2019, staff found that solid wood front and rear fences were installed at 403 and 407 N Hackberry prior to approval.
- b. The request was referred to a DRC meeting at the December 4, 2019 HDRC hearing.
- c. The applicant met with the DRC on January 7, 2020 to consider alternative configurations to the side porch and fence conditions.

403 N Hackberry



October 16, 2019





403 North Hackberry

Strong Foundation

N Hackberry

N Hackberry

E Crockett St

Strong Pl

Armstrong Pl

Armstrong Pl

Armstrong Pl

Google

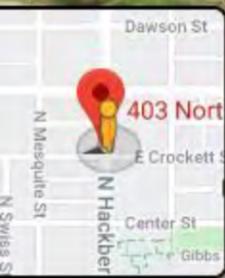
Armstrong Pl

lap



403 North Hackberry

Google





CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
 PRESERVATION**

**Historic and Design Review Commission
 Design Review Committee
 Report & Recommendation**

DATE: 1-7-2020 HDRC Case# 2020-017

ADDRESS: 403 N HACKBERRY Meeting Location: PECAN ROOM

APPLICANT: Mario Caswell

DRC Members present: FISH

Staff present: PHAM

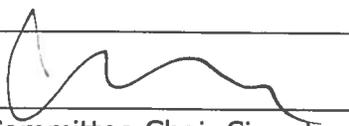
Others present: _____

REQUEST: INSTALL FRONT SIDE YARD FENCE

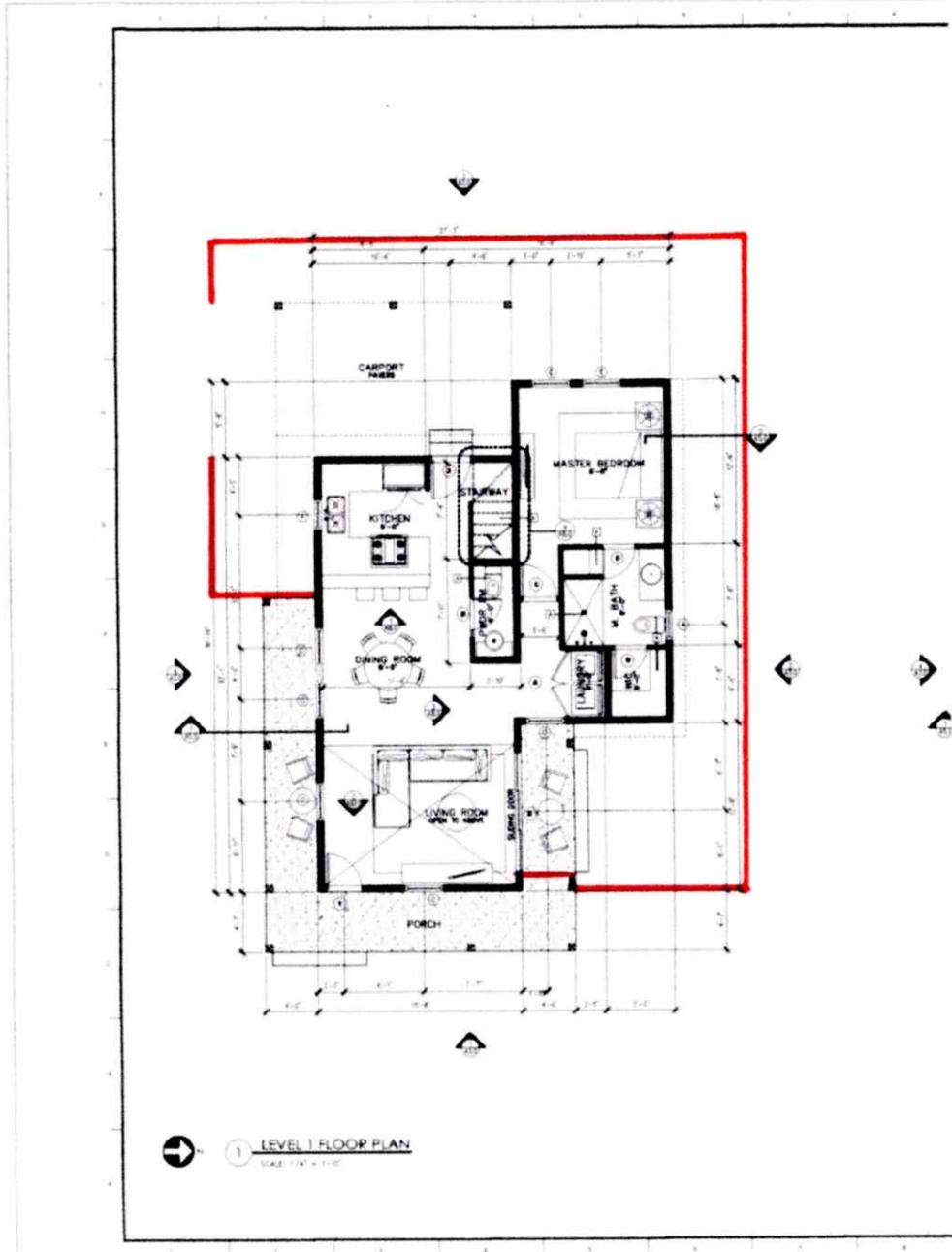
COMMENTS/CONCERNS: _____

- Neighboring fence line(s) should remain consistent.
- gate setback behind front column to break up
- modifying neighboring fence line will allow a resolution for the property in question.
- final proposal should set fence behind column, ^{not flush.}

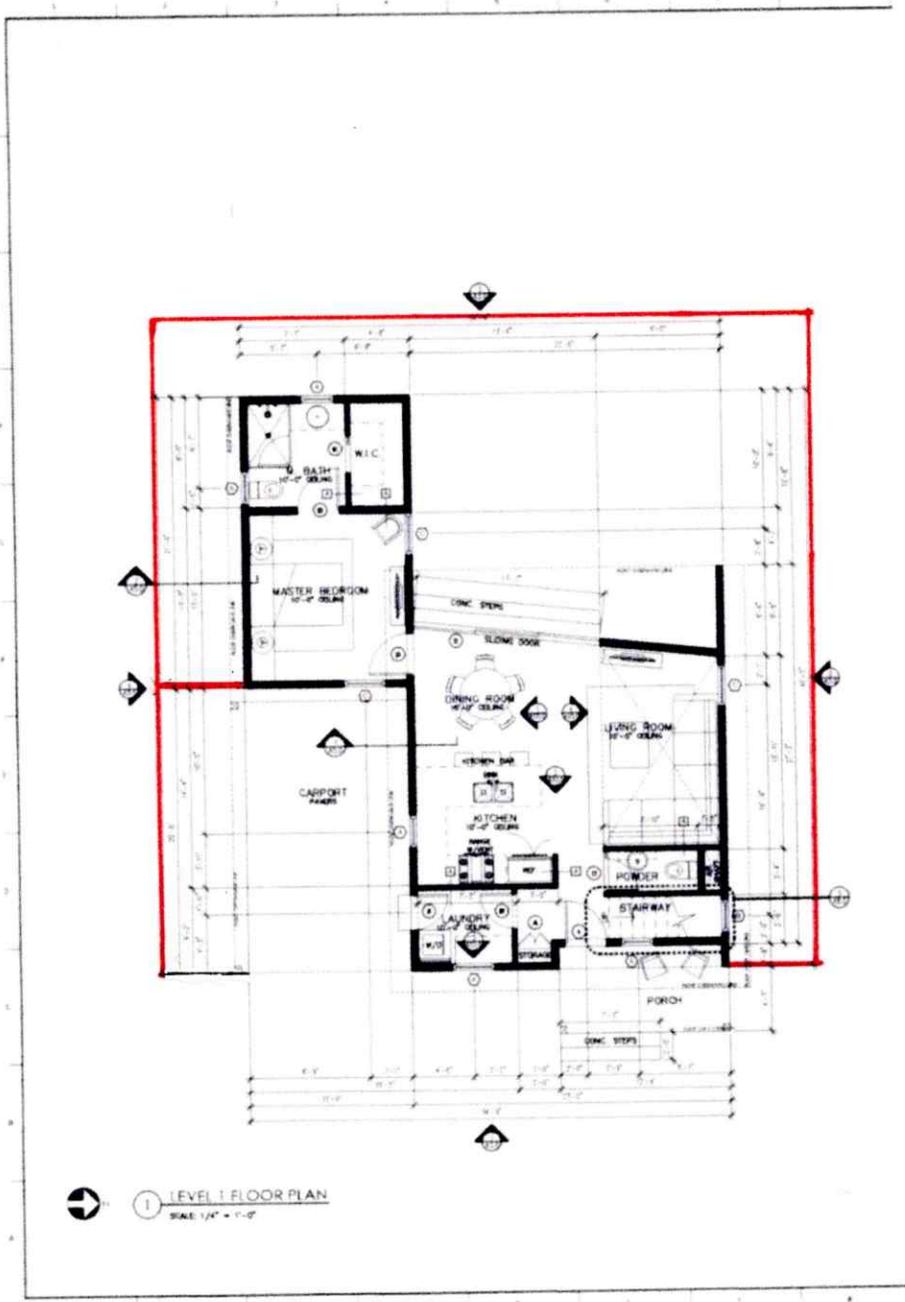
COMMITTEE RECOMMENDATION: APPROVE [] DISAPPROVE []
APPROVE WITH COMMENTS/STIPULATIONS:


 Committee Chair Signature (or representative)

1-7-20
 Date



1 LEVEL 1 FLOOR PLAN
SCALE: 1/8" = 1'-0"



April 30, 2019 at 3:59 PM
929 E Crockett St
San Antonio TX 78202
United States



April 30, 2018 at 3:59 PM

929 E Crockett St

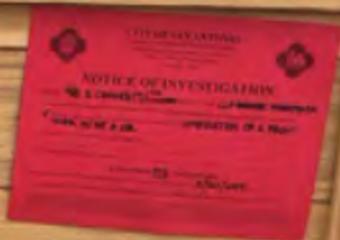
San Antonio TX 78202

United States



FOR SALE
210-954-0125

April 30, 2019 at 3:58 PM
929 E Crockett St
San Antonio TX 78202
United States



April 30, 2019 at 3:58 PM
929 E Crockett
San Antonio TX 78202
United States





403









CITY OF SAN ANTONIO
WE RECYCLE

RECYCLE

96307821





Investigation Report

Property

Address	929 E Crockett - 403 N Hackberry
District/Overlay	Dignowity Hill
Owner Information	CCP PREMIER INVESTMENTS LLC

Site Visit

Date	04/30/2019
Time	04:02 PM (-5 GMT)
Context	citizen report
Present Staff	Huy Pham, Edward Hall
Present Individuals	None
Types of Work Observed	Site Elements
Amount of Work Completed	75%
Description of work	New front and rear yard fencing, horizontal solid wood at varying heights

Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a), Beyond scope of Certificate of Appropriateness (Code 35-451h)
OHP Action	Posted "Notice of Investigation"
Will post-work application fee apply?	No

Documentation

Photographs	 <p>April 30, 2019 at 3:59 PM 929 E Crockett St San Antonio TX 78202 United States</p>
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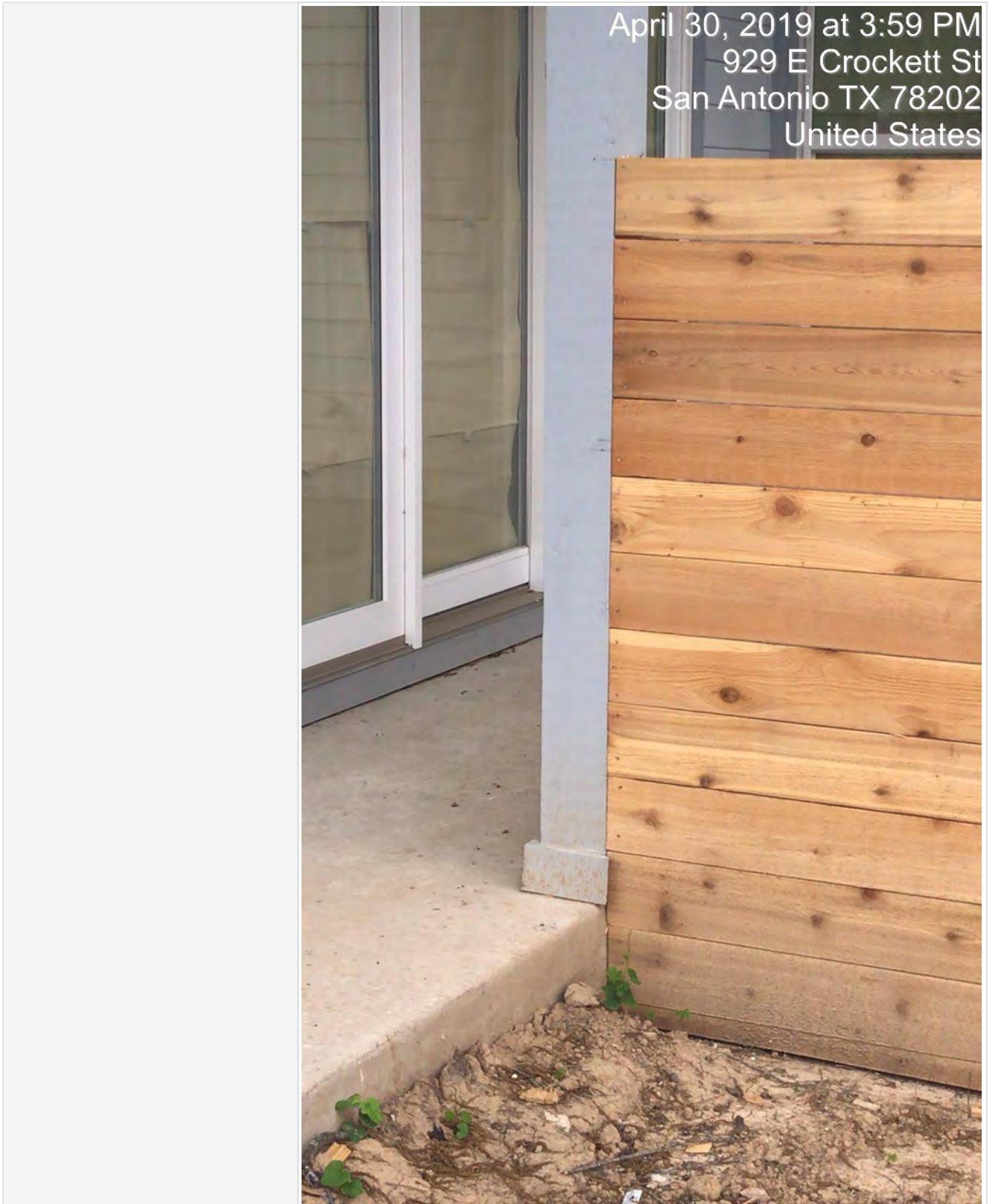


Investigation Report



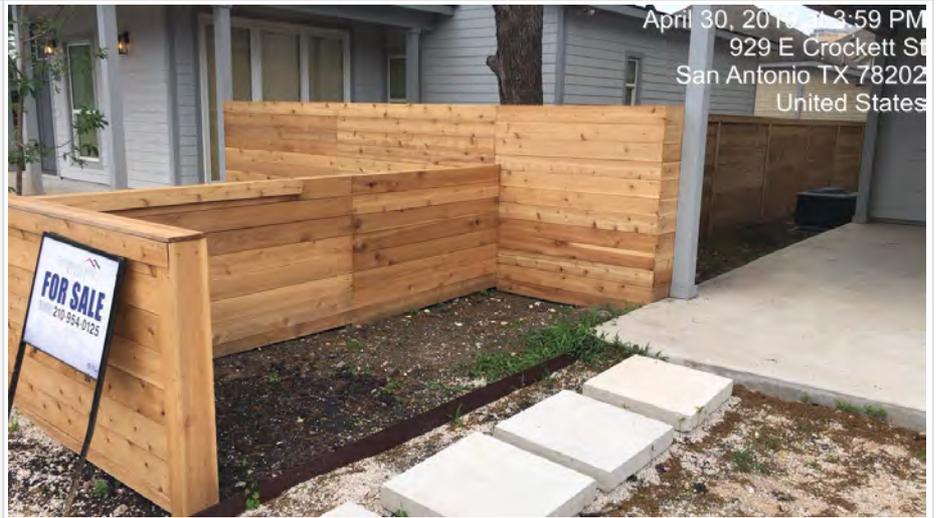


Investigation Report





Investigation Report





Investigation Report

